

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

**PREPARED BY:** Lise Bazinet, Planner II

**SUBJECT:** Site Plan

**AFFECTED DISTRICT:** 2

**ITEM REQUEST:** Schedule for Council Meeting

**TITLE OF AGENDA ITEM:** SP 6-2-08, Bank of America, 6300 Stirling Road (B-2)  
Site Plan Committee recommended approval based on the planning report and the recommendations therein; 1) to increase the turning radius at the curve lines of the entrance and exit at the first lane of the drive-thru; 2) change the compact parking by reducing the number of parking spaces and have all the parking as standard spaces; 3) on the elevations, eliminate the quoin stucco at the corners; and 4) review the night sky ordinance and meet the terms of that ordinance by the time of Council's review

**REPORT IN BRIEF:** The proposed site plan consists of a new one-story 4,387 square foot commercial bank. Pedestrian access to and from the bank is through proposed paths located at the middle point of the northern property line. The proposed site plan illustrates a dumpster enclosure with six (6) foot high concrete walls located at the southwest corner of the site. Three (3) drive-thru lanes and one by-pass lane are located along the south side of the building. The architecture of the building reflects a modern interpretation of Mediterranean design with arches, tile roof, and stone veneer. The building's finishes consist of stucco, stone quoins, stone trim, and scoring details. The proposed vehicular access into the subject site is via two (2) openings from Stirling Road. The proposed site plan meets all parking and landscape requirements.

The petitioner has addressed all Site Plan Committee conditions of approval as stated in the motion below.

**PREVIOUS ACTIONS:** n/a

**CONCURRENCES:** At the May 26, 2009 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and the

recommendations therein; 1) to increase the turning radius at the curve lines of the entrance and exit at the first lane of the drive-thru; 2) change the compact parking by reducing the number of parking spaces and have all the parking as standard spaces; 3) on the elevations, eliminate the quoin stucco at the corners; and 4) review the night sky ordinance and meet the terms of that ordinance by the time of Council's review. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – absent; Mr. Breslau – absent; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 3-0)**

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION(S):** Other - Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):** Planning Report

**Application:** SP 6-2-08/08-101/Bank of America  
**Original Report Date:** 05/15/09  
06/02/09

**Revision(s):**

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**TOWN OF DAVIE**  
**Planning & Zoning Division**  
*Staff Report and Recommendation*

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**Applicant Information**

**Owner:**

**Name:** Bank of America  
**Address:** 101 N. Tryon Street  
**City:** Charlotte, NC 28255  
**Phone:** (508) 921-45620

**Petitioner:**

**Name:** H & T Consultants Inc/Stanley Hill, PE  
**Address:** 9310 Old Kings Road South, Suite 1001  
**City:** Jacksonville, FL 32257  
**Phone:** (904) 419-1001

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**Background Information**

**Application Request:** The petitioner requests site plan approval for a commercial bank

**Address:** 6300 Stirling Rd

**Location:** Generally located east of SW 64<sup>th</sup> Avenue (Davie Rd. Extension) and on the south side of Stirling Rd.

**Future Land Use**

**Plan Map Designation:** Commercial

**Zoning:** B-2, Community Business District

**Existing Use:** Unoccupied bank and temporary trailer

**Net Parcel Size:** 3.978 acres (173,281 square feet)

**Proposed Use:** Bank of America

		<b><u>Surrounding Land</u></b>
		<b><u>Use    Plan    Map</u></b>
<b><u>Designations:</u></b>	<b><u>Surrounding Uses:</u></b>	
<b>North:</b>	Commercial building	Commercial
<b>South:</b>	Not in the Town of Davie (City of Hollywood)	Commercial
<b>East:</b>	Commercial building	Commercial

**West:** Commercial building Commercial

**Surrounding Zoning:**

**North:** B-2, Community Business District

**South:** Not in the Town of Davie (City of Hollywood)

**East:** B-2, Community Business District

**West:** B-2, Community Business District

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## **Zoning History**

**Related Zoning History:** Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

**Previous requests on same property:**

*Temporary use permit and two Special permits* granted on February 15, 2006, March 8, 2006 and August 1, 2007 to allow a temporary modular bank/office building to be use as the Bank of America facility.

**Concurrent Requests on Same property:**

*Special Permit Application (SE 2-2-09)*, the petitioner requests a Special Permit to continue the use of an existing temporary modular bank/office building within the Bank of America property.

*Plat Application (P 8-1-08)*, the petitioner requests approval of the plat known as the “Bank of America, West Stirling”.

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## **Applicable Codes and Ordinances**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

*Land Development Code (Section 12-24 (J)(5))*, the B-2, Community Business District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community. Retail stores are intended to include convenience, fashion and durable goods.

*Land Development Code (Section 12-83)*, Conventional Nonresidential Development Standards for B-2, Community Business District, minimum lot area 52,500 sq. ft., minimum lot frontage 200’, maximum height is 35’, maximum building ratio is 40%, and minimum open space requirement is 30%.

*Land Development Code (Section 12-208(A))*, requirements for off-street parking.

*Land Development Code (Section 12-205 (5))*, requires all parking and loading areas shall be constructed with a six-inch raised curb or bumper blocks along sidewalks, safety island, driveways, sight distance triangles and other places as needed.

*Land Development Code (Section 12-107)*, site landscaping requirements for commercial and industrial districts over twenty thousand square feet of gross site area.

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## **Comprehensive Plan Considerations**

**Planning Area:**

The subject property is within Planning Area 9; this Planning Area is south of Griffin Road, generally north of Stirling Road (the portion of the Town of Davie between the FL

Turnpike and Davie Rd. Ext. and south of Stirling Rd. is included), east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

**Broward County Land Use Plan:** The proposed plat is in Flexibility Zone 102.

**Applicable Goals, Objectives & Policies:**

*Future Land Use Plan, Policy 5-2:* The (re)zoning, (re)plating, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

*Future Land Use Element, Policy 17-1:* Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

*Future Land Use Plan, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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**Application Details**

The petitioner's submission indicates the following:

1. *Site:* The proposed site plan consists of a new one-story 4,387 square foot commercial bank. Pedestrian access to and from the bank is through proposed paths located at the middle point of the northern property line. The proposed site plan illustrates a dumpster enclosure with six (6) foot high concrete walls located at the southwest corner of the site. Three (3) drive-thru lanes and one by-pass lane are located along the south side of the building.
2. *Architecture:* The architecture of the building reflects a modern interpretation of Mediterranean design with arches, tile roof, and stone veneer. The building's finishes consist of stucco, stone quoins, stone trim, and scoring details. The exterior of the building is painted with the following colors: "Paper Lantern" (main body of the building), "Compatible Cream" (columns), and "Lanyard" (drive- thru walls and details).
3. *Access and Parking:* The proposed vehicular access into the subject site is via two (2) openings from Stirling Road. After vehicular traffic enters, it may maneuver through a two way drive aisle to parking areas. The proposed site plan exceeds the requirements of Land Development Code by providing 51 parking spaces and 2 handicap spaces.
4. *Lighting:* The lighting design meets the minimum illumination standards of the Land Development Code requirements. This application has not been reviewed for compliance with the newly adopted "night sky" requirements since this application was received prior to their adoption.
5. *Signage:* Signage is not part of this site plan application. All signs shall meet code prior to the issuance of a building permit.
6. *Landscaping:* The petitioner's proposed landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, and B-2,

Community Business District. The landscape plan indicates Laurel Oak, Ligustrum, Dahoon Holly, as well as Sabal Palms are proposed along Stirling Road. In addition, the proposed project meets the open space ratio requirement of 30%.

7. *Drainage:* Approval from Central Broward Drainage District (CBWCD) was obtained on May 4, 2009 for the proposed site plan.
  8. *Trails:* The Driftwood Park Trail is located along Stirling Road right-of-way adjacent to the subject site. This trail will accommodate pedestrian connection to and from the subject site and will also provide access numerous Davie sites and other trails.
  9. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, Police, and Fire. The applicant obtained concurrency from all Town departments.
  10. *Compatibility:* The proposed commercial bank can be considered compatible with both existing and allowable commercial uses and properties along Stirling Road.
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### **Significant Development Review Agency Comments**

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

#### **Planning and Zoning Division:**

1. Show location of A/C equipment on elevations.
2. Flag is not permitted, except American Flag.
3. Provide color samples.
4. Dumpster detail must show CEPTEC doors.

#### **Engineering Division:**

1. Submit the revised stormwater management calculations to ensure adequate drainage storage for the site.
  2. Approval from CBWCD must be obtained prior to final site plan approval by the Town of Davie.
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### **Public Participation**

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Town of Davie Police Station on September 9, 2008 and September 18, 2008. Attached is the petitioner's Citizen Participation Report.

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### **Staff Analysis**



The petitioner's site design meets the intent of the B-2, Community Business District. The propose site plan is consistent with the Land Development Code as it relates to access, location, size, and use. The Commercial project will be compatible with both the Comprehensive Plan and the Future Land Use Plan Map designation of Commercial.

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### **Findings of Fact**

Staff finds that the site plan complies with the general purpose of the proposed B-2, Community Business District. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and parking requirements.

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### **Staff Recommendation**

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. If approved, the following recommendations are requested to be met prior to final site plan approval:

1. Stone facing to be added to all columns up to the bottom of the arches.
2. Provide stone facing on dumpster enclosure to match the stone on the building.
3. Provide pavers or decorative stamped concrete at all crosswalks.

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### **Site Plan Committee Recommendation**

At the May 26, 2009 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and the recommendations therein; 1) to increase the turning radius at the curve lines of the entrance and exit at the first lane of the drive-thru; 2) change the compact parking by reducing the number of parking spaces and have all the parking as standard spaces; 3) on the elevations, eliminate the quoin stucco at the corners; and 4) review the night sky ordinance and meet the terms of that ordinance by the time of Council's review.

In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – absent; Mr. Breslau – absent; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 3-0)**

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### **Town Council Action**

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### **Exhibits**

1. Applicant's Letter of Intent
2. 1,000' Mail-out Radius Map
3. 1,000' Mail-out
4. Public Participation Notice
5. Public Participation Sign-in Sheets
6. Public Participation Report
7. Future Land Use Plan Map
8. Aerial, Zoning, and Subject Site Map

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Prepared by: \_\_\_\_\_  
Reviewed by: \_\_\_\_\_

**Exhibit 1 (Applicant's Letter of Intent)**

**H & T CONSULTANTS, INC.**  
**Land Development Specialists**

9310 Old Kings Rd S, Suite 1001  
Jacksonville, FL 32257

(904) 419-1001 Phone • (904) 419-1004 Fax

6/25/2008  
Lise Bazinet  
City of Davie  
6591 Orange Drive  
Davie, Florida 33314-3399

**RE: Bank of America – West Stirling  
Letter of Intent**

Dear Ms. Bazinet,


Our intent for the subject project is as follows:

1. Construct an approximate 5,000 sf bank with drive-thrus as shown on the enclosed drawings.
2. Once item one is complete, the existing trailer will be removed.
3. Once the trailer is removed, the existing 2 story bank building with drive-thrus will be demolished.  
Note, other than the new bank site and driveways, the entire site will be restored with sod.

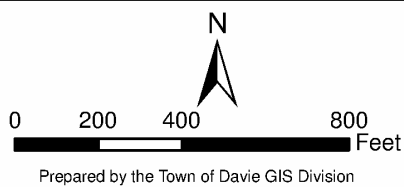
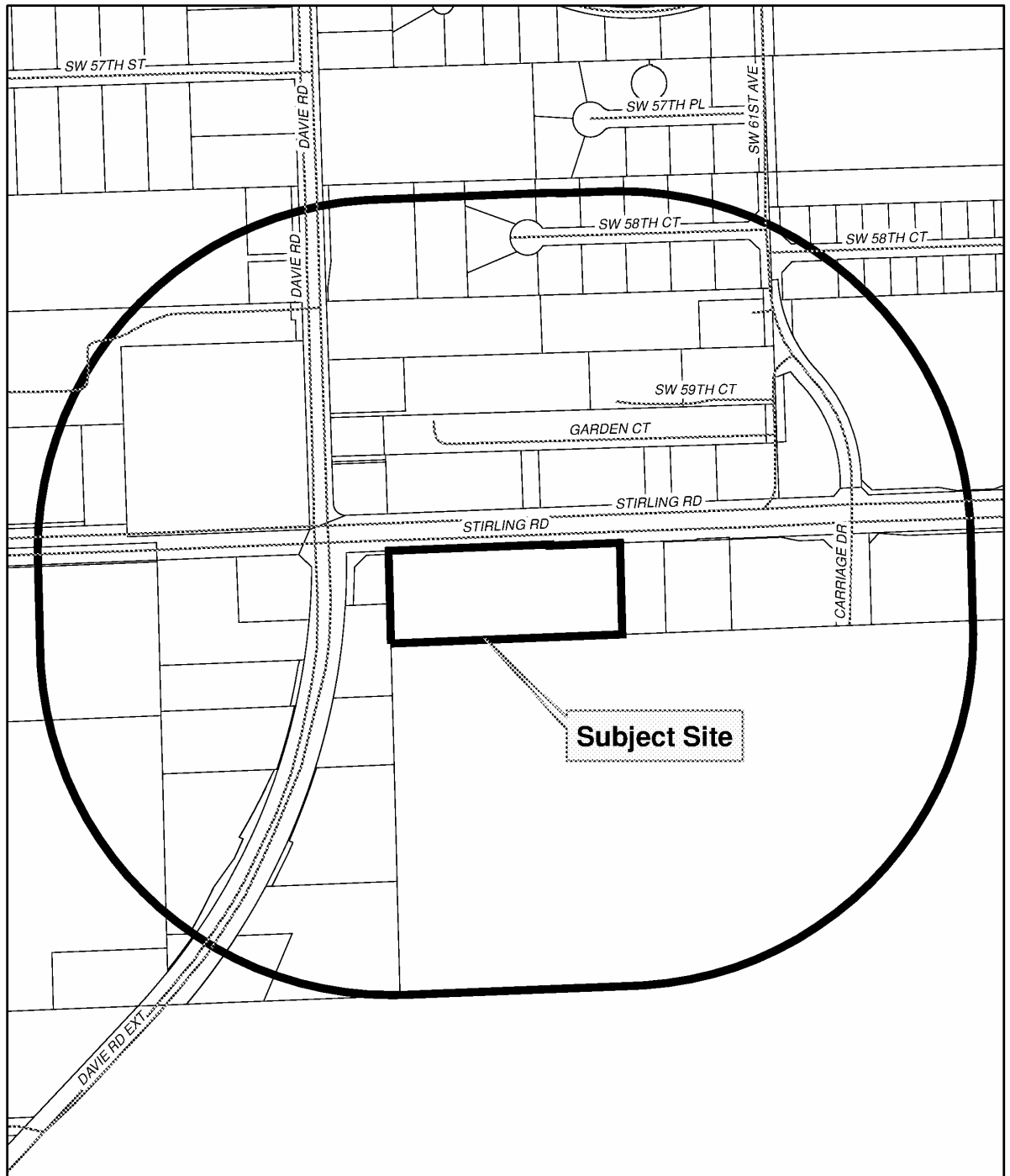
Thank you very much.

Sincerely,

**H & T Consultants, Inc.**

  
Stanley Hill, PE

**Exhibit 2 (1,000' Mail-out Radius Map)**



Site Plan  
SP 6-2-08  
1000 Foot Buffer

Prepared by: ID  
Date Prepared: 7/28/08

**Exhibit 3 (1,000' Mail-out)**

**SE 2-2-09**  
ABBONDANDOLO, PHILIP  
100 FOX RD 2-52  
HOLLYWOOD FL33024

**SE 2-2-09**  
AL-JUMAA INC  
PO BOX 2011  
HOLLYWOOD FL33022

**SE 2-2-09**  
ALL THREE LTD  
% DAVID MARGOLIS  
141 NW 20 ST SUITE G-122  
BOCA RATON FL33431

**SE 2-2-09**  
AMER MINING OPS SYNDICATE INC &  
ELITE ENTERPRISES INC  
7420 SW 39 ST  
DAVIE FL33314

**SE 2-2-09**  
ARK RESTAURANT INC  
6255 STIRLING RD  
DAVIE FL33314

**SE 2-2-09**  
BANK OF AMERICA  
% CORP REAL ESTATE ASSMT  
101 N TRYON ST NC1-001-03-81  
CHARLOTTE NC28255

**SE 2-2-09**  
BANON, GERARD D  
1250 SW 159 TER  
PEMBROKE PINES FL33027

**SE 2-2-09**  
BLACK, JOHN  
6131 SW 58 CT  
DAVIE FL33314

**SE 2-2-09**  
BMS PARTNERS LLC  
16400 NW 2 AVE STE 203  
MIAMI FL33169

**SE 2-2-09**  
BRADY, ROBERT M  
13350 LURAY RD  
SOUTHWEST RANCHES FL33330

**SE 2-2-09**  
BROSS, MATTHEW SCOTT  
6536 HIDDEN COVE DR UNIT 3-4  
DAVIE FL33314

**SE 2-2-09**  
BUCHSBAUM, DAVID A &  
BUCHSBAUM, JESSICA L  
6230 SW 58TH CT  
DAVIE FL33314

**SE 2-2-09**  
CHEW, KUNNEE  
6500 HIDDEN COVE DR UNIT 1-3  
DAVIE FL33314

**SE 2-2-09**  
CLAUSS, ROBERT & CINDY  
5800 SW 110 AVE  
DAVIE FL33328

**SE 2-2-09**  
CLAY, BRIAN STEVEN &  
GRIFFIN, SHANNON ANDREA  
6201 SW 58 CT  
DAVIE FL33314

**SE 2-2-09**  
COBBLESTONE OAKS  
HOMEOWNERS  
6001 ORANGE DR  
DAVIE FL33314

**SE 2-2-09**  
CONSTRUCTNEL CORP  
1925 BRICKELL AVE STE D-506  
MIAMI FL33129

**SE 2-2-09**  
CUNEGIN, LINDA  
6100 SW 58 PL  
DAVIE FL33314

**SE 2-2-09**  
D L B REAL ESTATE INC  
401 NW 127 AVE #8  
PLANTATION FL33325

**SE 2-2-09**  
DASILVA, JOSE A TRSTEE &  
DASILVA, MARIA CATARINA TRSTEE  
6300 SW 58 CT  
DAVIE FL33314

**SE 2-2-09**  
DAVIE CW PROPERTIES INC  
22290 KETTLE CREEK WAY  
BOCA RATON FL33428

**SE 2-2-09**  
DAVIE INVESTMENTS LLC  
300 41 ST STE 201A  
MIAMI BEACH FL33140

**SE 2-2-09**  
DDRM PARADISE PROMENADE LLC  
3300 ENTERPRISE PKWY  
BEACHWOOD OH44122

**SE 2-2-09**  
DELVALLE, GRIMILDA  
6530 HIDDEN COVE DR # 2-4  
DAVIE FL33314

**SE 2-2-09**  
DISLA, KHAIR K  
251 SW 132 WAY  
PEMBROKE PINES FL33027

**SE 2-2-09**  
FIRST NATL BANK OF HWD TR  
100 CARRIAGE DR  
DAVIE FL33024

**SE 2-2-09**  
FLA POWER & LIGHT CO  
ATTN W H BONHAM-JLM  
PO BOX 14000  
JUNO BEACH FL33408

**SE 2-2-09**  
FLORIDA DEPT OF TRANSPORTATION  
OFFICE OF RIGHT OF WAY  
3400 W COMMERCIAL BLVD  
FORT LAUDERDALE FL33309

**SE 2-2-09**  
FOREMAN, PETER  
713 NE 17 ROAD  
FORT LAUDERDALE FL33304

**SE 2-2-09**  
GAMBER, KENNETH & BRENDA  
6030 SW 58 CT  
DAVIE FL33314

**SE 2-2-09**  
GARDENS AT STIRLING INC  
6101 GARDEN CT  
DAVIE FL33314

**SE 2-2-09**  
GATOR CARRIAGE PARTNERS LTD  
% GATOR INVESTMENTS  
1595 NE 163 ST  
N MIAMI BEACH FL33162

**SE 2-2-09**  
GIANANTONIO,ROXANA M TRSTEE  
TATHIANA PRIANO LIV TR  
6130 SW 58 CT  
DAVIE FL33314

**SE 2-2-09**  
HASSETT,KENNETH P & NELLIE  
6231 SW 58 CT  
DAVIE FL33314

**SE 2-2-09**  
J K K INC  
6255 STIRLING RD  
DAVIE FL33314

**SE 2-2-09**  
JISA,ADRIANA M & VALER D  
6101 SW 58TH CT  
DAVIE FL33314

**SE 2-2-09**  
KAYE,DAVID E  
4441 CASPER CT  
HOLLYWOOD FL33021

**SE 2-2-09**  
KHAN,MOONEER &  
MOHAMED-KHAN,ZALEEMA  
3801 EASTLAKE ESTATES DR  
DAVIE FL33328

**SE 2-2-09**  
LETO,JOHN A SR REV TR  
3100 STIRLING ROAD  
HOLLYWOOD FL33021

**SE 2-2-09**  
M & Z CARRIAGE HILLS LLC  
1111 KANE CONCOURSE #517  
BAY HARBOR ISLANDS FL33154

**SE 2-2-09**  
MAURICE,MARLENE  
6350 SW 58 CT  
DAVIE FL33314

**SE 2-2-09**  
MINARS,BROOKE & TODD  
JONATHAN  
6161 SW 58 CT  
DAVIE FL33314

**SE 2-2-09**  
MPI/LINCOLN PARK DAVIE INC  
% MILESTONE PROPERTIES INC  
200 CONGRESS PARK DR STE 103  
DELRAY BEACH FL33445

**SE 2-2-09**  
NOLAND,DALE R & DEYANN  
5901 SW 61 AVE  
DAVIE FL33314

**SE 2-2-09**  
PARC SIXTY-FOUR PLAZA INC  
3880 SHERIDAN ST  
HOLLYWOOD FL33021

**SE 2-2-09**  
RAMIREZ,WILMARY  
6512 HIDDEN COVE DR  
DAVIE FL33314

**SE 2-2-09**  
SAVU,CRISTINA &  
SAVU,REMUS  
6200 SW 58 CT  
DAVIE FL33314

**SE 2-2-09**  
SCHEMENAUER,M J & LAUREEN V  
6020 SW 58 CT  
DAVIE FL33314

**SE 2-2-09**  
SCHNURMACHER,ROBERT &  
WENDY  
6160 SW 58 CT  
DAVIE FL33314

**SE 2-2-09**  
STERLING SERVICE STATION LLC  
9701 NW 89 AVE  
MEDLEY FL33178

**SE 2-2-09**  
STIRLING APARTMENTS II LTD  
2600 LAKE LUCIEN DR STE 325  
MAITLAND FL32751

**SE 2-2-09**  
STIRLING LAND CO  
2903 RIGSBY LANE  
SAFETY HARBOR FL34695

**SE 2-2-09**  
SUNSHINE STATE BUILDERS INC  
6310 SW 56 ST  
DAVIE FL33314

**SE 2-2-09**  
TOMSA,TEODOR & ILEANA  
6100 SW 58 CT  
DAVIE FL33314

**SE 2-2-09**  
TRIANGLE PROFESSIONAL BLDG  
CORP  
6101 GARDEN CT  
DAVIE FL33314

**SE 2-2-09**  
TUMINELLI,LAWRENCE &  
VELLA,JOAN  
6518 HIDDEN COVE DR UNIT 4-3  
DAVIE FL33314

**SE 2-2-09**  
VICTORIA PLAZA LLC  
5451 SW 40 AVE  
FORT LAUDERDALE FL33314

**SE 2-2-09**  
6553 REAL ESTATE ASSOC INC  
6553 STIRLING ROAD  
DAVIE FL33314

**SE 2-2-09**  
BELIEVERS ASSEMBLY OF S FL INC  
6571 STIRLING ROAD  
DAVIE FL33314

**SE 2-2-09**  
BELIEVERS ASSEMBLY OF S FLA  
INC  
6565 STIRLING ROAD  
DAVIE FL33314

**SE 2-2-09**  
BELIEVERS ASSEMBLY OF S FLA  
INC  
6567 STIRLING ROAD  
DAVIE FL33314

**SE 2-2-09**  
BELIEVERS ASSEMBLY OF S FLA  
INC  
6569 STIRLING ROAD  
DAVIE FL33314

**SE 2-2-09**  
BELIEVERS ASSEMBLY OF S FLA  
INC  
6573 STIRLING ROAD  
DAVIE FL33314

**SE 2-2-09**  
BIANCUZZO, OFELIA M &  
BIANCUZZO, PAMELA M  
6115 STIRLING ROAD UNIT 209  
DAVIE FL33314

**SE 2-2-09**  
BORDA, ELIZABETH &  
BORDA, RENE  
6555 STIRLING RD  
DAVIE FL33314

**SE 2-2-09**  
DAVIE FAMILY MEDICAL LLC  
6099 STIRLING ROAD STE 220  
DAVIE FL33314

**SE 2-2-09**  
DICLAMOR INVESTMENT CORP  
6099 STIRLING ROAD UNIT 215  
DAVIE FL33314

**SE 2-2-09**  
DR INVESTMENTS LLC  
6099 STIRLING ROAD UNIT 107  
DAVIE FL33314

**SE 2-2-09**  
ECHEVERRY, ALEJANDRO  
23316 ANACAPA LANE  
VALENCIA CA91354

**SE 2-2-09**  
HODGES, STEPHEN &  
CUENCA, EDGARD  
6099 STIRLING ROAD UNIT 223  
DAVIE FL33314

**SE 2-2-09**  
KELLIE INVESTMENTS LLC  
6099 STIRLING ROAD STE 217  
DAVIE FL33314

**SE 2-2-09**  
LORD & JAMES INC  
6099 STIRLING ROAD UNIT 104  
DAVIE FL33314

**SE 2-2-09**  
MACHINI INC  
3373 HOLLYWOOD OAKS DR  
HOLLYWOOD FL33312

**SE 2-2-09**  
MIX GROUP INC  
6115 STIRLING ROAD #201  
DAVIE FL33314

**SE 2-2-09**  
MOORE, EDNA H  
6557 STIRLING ROAD #3  
DAVIE FL33314

**SE 2-2-09**  
PD ASSOCIATES LLC  
6115 STIRLING ROAD STE 208  
DAVIE FL33314

**SE 2-2-09**  
REGENCY FINANCIAL & MORTGAGE  
SERVICES INC  
4845 SW 148 AVE  
DAVIE FL33330

**SE 2-2-09**  
SOLER, MARTHA PARRA &  
SOLER, RICARDO  
6099 STIRLING ROAD UNIT 209  
DAVIE FL33314

**SE 2-2-09**  
STRASSER & STRYDER INVESTMENTS  
LLC  
6099 STIRLING ROAD STE 213  
DAVIE FL33314

**SE 2-2-09**  
SURMAN, WILLIAM T & CATHERINE  
13135 SW 44 ST  
DAVIE FL33330

**SE 2-2-09**  
TRIANGLE PROFESSIONAL BLDG CORP  
6101 GARDEN CT  
DAVIE FL33314

**SE 2-2-09**  
URENA, OZZIE & DAYSI A  
1617 NW 143 WAY  
PEMBROKE PINES FL33028

**SE 2-2-09**  
WILLNER PROPERTIES INC  
6115 STIRLING ROAD STE 216  
DAVIE FL33314



**SE 2-2-09**  
Current Occupant  
6100 SW 58 CT  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6130 SW 58 CT  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6131 SW 58 CT  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6160 SW 58 CT  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6161 SW 58 CT  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6200 SW 58 CT  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6201 SW 58 CT  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6231 SW 58 CT  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6300 SW 58 CT  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6350 SW 58 CT  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6100 SW 58 PL  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6125 SW 59 CT  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
5901 SW 61 AVE  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
5830 SW 64 AVE  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
5870 SW 64 AVE  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
5930 SW 64 AVE  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
5830 DAVIE RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
5930 DAVIE RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
4101 DAVIE RD EXT  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
4201 DAVIE RD EXT  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
4290 DAVIE RD EXT  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
4295 DAVIE RD EXT  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6101 GARDEN CT UNIT 1  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6107 GARDEN CT UNIT 2  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6113 GARDEN CT UNIT 3  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6119 GARDEN CT UNIT 4  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6125 GARDEN CT UNIT 5  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6131 GARDEN CT UNIT 6  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6137 GARDEN CT UNIT 7  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6143 GARDEN CT UNIT 8  
DAVIE FL 33314



**SE 2-2-09**  
Current Occupant  
6149 GARDEN CT UNIT 9  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6155 GARDEN CT UNIT 10  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6161 GARDEN CT UNIT 1  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6167 GARDEN CT UNIT 2  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6173 GARDEN CT UNIT 3  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6179 GARDEN CT UNIT 4  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6185 GARDEN CT UNIT 5  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6191 GARDEN CT UNIT 6  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6207 GARDEN CT UNIT 7  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6213 GARDEN CT UNIT 8  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6219 GARDEN CT UNIT 9  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6225 GARDEN CT UNIT 10  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6231 GARDEN CT UNIT 1  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6237 GARDEN CT UNIT 2  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6243 GARDEN CT UNIT 3  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6249 GARDEN CT UNIT 4  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6255 GARDEN CT UNIT 5  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6261 GARDEN CT UNIT 6  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6267 GARDEN CT UNIT 7  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6273 GARDEN CT UNIT 8  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6279 GARDEN CT UNIT 9  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6285 GARDEN CT UNIT 10  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6440 HIDDEN COVE DR  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6500 HIDDEN COVE DR  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6506 HIDDEN COVE DR  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6512 HIDDEN COVE DR  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6518 HIDDEN COVE DR  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6524 HIDDEN COVE DR  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6530 HIDDEN COVE DR  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6536 HIDDEN COVE DR  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6017 STIRLING RD UNIT B 5  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6021 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6025 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6029 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6099 STIRLING RD UNIT 101  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6099 STIRLING RD UNIT 107  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6099 STIRLING RD UNIT 209  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6099 STIRLING RD UNIT 216  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6099 STIRLING RD UNIT 219  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6099 STIRLING RD UNIT 224  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6099 STIRLING RD UNIT 224  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6099 STIRLING RD UNIT 217  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6099 STIRLING RD UNIT 105  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6099 STIRLING RD UNIT 216  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6099 STIRLING RD UNIT 104  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6099 STIRLING RD UNIT 11  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6115 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6125 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6125 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6125 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6127 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6129 STIRLING RD UNIT 1  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6129 STIRLING RD UNIT 2  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6131 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6133 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6200 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6255 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6300 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6301 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6303 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09.**  
Current Occupant  
6305 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6309 STIRLING RD UNIT 245  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6311 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6313 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6315 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6317 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6319 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6321 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6323 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6323 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6325 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6327 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6329 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6331 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6333 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6335 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6337 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6339 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6341 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6343 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6349 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6349 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6401 STIRLING RD UNIT A  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6403 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6405 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6407 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6409 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6411 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6413 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6415 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6417 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6419 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6421 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6423 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6429 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6431 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6433 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6437 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6439 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6441 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6447 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6449 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6451 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6457 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6461 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6467 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6471 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6477 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6481 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6487 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6491 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6493 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6497 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6551 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6553 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6555 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6557 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6559 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6561 STIRLING RD UNIT B  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6563 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09.**  
Current Occupant  
6565 STIRLING RD UNIT 1  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6565 STIRLING RD UNIT 10  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6565 STIRLING RD UNIT 11  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6565 STIRLING RD UNIT 2  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6565 STIRLING RD UNIT 3  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6565 STIRLING RD UNIT 4  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6565 STIRLING RD UNIT 5  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6565 STIRLING RD UNIT 6  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6565 STIRLING RD UNIT 7  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6565 STIRLING RD UNIT 8  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6565 STIRLING RD UNIT 9  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6567 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6569 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6571 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6573 STIRLING RD  
DAVIE FL 33314

**SE 2-2-09**  
Current Occupant  
6848 STIRLING RD UNIT B 10  
HOLLYWOOD FL 33024

**SE 2-2-09**  
Current Occupant  
6850 STIRLING RD  
HOLLYWOOD FL 33024

**SE 2-2-09**  
Current Occupant  
6866 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6870 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6874 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
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6876 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
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6878 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
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6882 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
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6886 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6890 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6900 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6902 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6904 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6906 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6908 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6910 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6912 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6914 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6916 STIRLING RD BAY 8  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6918 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6920 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6926 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6930 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6932 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6934 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6936 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6940 STIRLING RD UNIT B15  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6942 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6946 STIRLING RD UNIT 202  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6948 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
6950 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7110 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7112 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7114 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7116 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7118 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7120 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7122 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7124 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7126 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7128 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7130 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7132 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7134 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7136 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7138 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7140 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7142 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7144 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7146 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7148 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
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7150 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7152 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7154 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7156 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7158 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7160 STIRLING RD UNIT I  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7162 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7164 STIRLING RD  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7260 STIRLING RD UNIT 101  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7260 STIRLING RD UNIT 102  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7260 STIRLING RD UNIT 201  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7260 STIRLING RD UNIT 202  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7260 STIRLING RD UNIT 301  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7260 STIRLING RD UNIT 302  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7270 STIRLING RD UNIT 101  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7270 STIRLING RD UNIT 102  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7270 STIRLING RD UNIT 103  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7270 STIRLING RD UNIT 104  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7270 STIRLING RD UNIT 105  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7270 STIRLING RD UNIT 106  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7270 STIRLING RD UNIT 107  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7270 STIRLING RD UNIT 108  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7270 STIRLING RD UNIT 201  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7270 STIRLING RD UNIT 202  
DAVIE FL 33024

**SE 2-2-09**  
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7270 STIRLING RD UNIT 203  
DAVIE FL 33024

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7270 STIRLING RD UNIT 208  
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7270 STIRLING RD UNIT 301  
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DAVIE FL 33024

**SE 2-2-09**  
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7270 STIRLING RD UNIT 307  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7270 STIRLING RD UNIT 308  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7280 STIRLING RD UNIT 101  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7280 STIRLING RD UNIT 102  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7280 STIRLING RD UNIT 104  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7280 STIRLING RD UNIT 105  
DAVIE FL 33024

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7280 STIRLING RD UNIT 106  
DAVIE FL 33024

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7280 STIRLING RD UNIT 107  
DAVIE FL 33024

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7280 STIRLING RD UNIT 108  
DAVIE FL 33024

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7280 STIRLING RD UNIT 109  
DAVIE FL 33024

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7280 STIRLING RD UNIT 110  
DAVIE FL 33024

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DAVIE FL 33024

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DAVIE FL 33024



**SE 2-2-09.**  
Current Occupant  
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DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7280 STIRLING RD UNIT 210  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7280 STIRLING RD UNIT 309  
DAVIE FL 33024

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7280 STIRLING RD UNIT 310  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7280 STIRLING RD UNIT 303  
DAVIE FL 33024

**SE 2-2-09**  
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7280 STIRLING RD UNIT 304  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7280 STIRLING RD UNIT 305  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7280 STIRLING RD UNIT 306  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7280 STIRLING RD UNIT 307  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7280 STIRLING RD UNIT 308  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7280 STIRLING RD UNIT 103  
DAVIE FL 33024

**SE 2-2-09**  
Current Occupant  
7280 STIRLING RD UNIT 203  
DAVIE FL 33024

**Exhibit 4 (Public Participation Notice)**

**MEETING NOTICE**

August 20, 2008

*Address of citizen*

**Re: Citizen Participation Plan Meeting for: Bank of America – West Stirling**

**Project Number: SP 6-2-08**

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to **Bank of America** for a parcel located at **6300 Stirling Rd., Davie FL 33024**. This project is the construction of a new more efficient and modern banking center to replace the old one damaged in a previous hurricane. The old two story bank building (approximately 14,000sf) will be demolished and the existing trailer used for banking will be removed to make way for this new (approximately 5000sf) banking center. No other development is planned for this site in the near future. Attached find a location map, site plan and a proposed rendering of the new building.

Under the Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior the Town initiating their review of the application. We have scheduled the following meetings.

**First Citizen Participation Meeting:**

**Date:** Tuesday, September 9, 2008  
**Time:** 6:30 to 7:30 pm  
**Location:** Stirling Road Branch Library, 3151 Stirling Rd., Hollywood FL  
33312

**Second Citizen Participation Meeting:**

**Date:** Thursday, September 18, 2008  
**Time:** 6:30 to 7:30 pm  
**Location:** Stirling Road Branch Library, 3151 Stirling Rd., Hollywood FL  
33312

August 20, 2008

If you wish to submit written comments, please send them to:

**Name:** Stanley Hill, P.E.

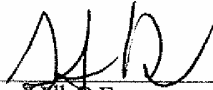
**Address:** H & T Consultants Inc.

9310 Old Kings Road South, Suite 1001, Jacksonville FL 32257

**Phone:** 904-419-1001

Also be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,

A handwritten signature in black ink, appearing to be 'SH', written over a horizontal line.

Stanley Hill, P.E.  
President  
H & T Consultants Inc.

**Attachments:**

1. Site Location map
2. Site Plan
3. Proposed Color Rendering.

BANK OF AMERICA -  
W. STIRLING

(Date) 9/9/08

NAME	ADDRESS	PHONE
Rene Borda	6555 Stirling Rd Doraville	954-792-9255
J. Herin	150 W. Florida #2200 Miami 33130	305-789-3200
Bernard Hampton	401 E. Las Olas Blvd. 21st floor Ft. Lauderdale 33301	954-765-2140
Karen Anderson	645 W. Pennsylvania Ave	407-629-1188
Andrew De los Santos	13823 SW 42nd Ave Ft. Lauderdale	954-594-6956
STANLEY HUK	H-T CONSULTANTS, INC 9200 Old Brick Rd Fort Lauderdale	904-418-1001

BANK OF AMERICA - WEST STIRLING

SIGN IN SHEET  
PUBLIC PARTICIPATION MEETING II.

(Date) 9-18-08

NAME

ADDRESS

PHONE

Andrew DeoSantos

3015 N Ocean Blvd

954-694-6956

STANLEY HILL

H&T CONSULTANTS, INC 8300 OLD KINGS RD, STE 100  
LAKE HAVAS, AZ 86403

908-418-1001

**Exhibit 6 (Public Participation Report)**

**H & T CONSULTANTS, INC.**  
Land Development Specialists

9310 Old Kings Rd S, Suite 1001  
Jacksonville, FL 32257

(904) 419-1001 Phone • (904) 419-1004 Fax

9/23/2008

Town of Davie  
Development Service Department  
Planning and Zoning Division  
6591 Orange Drive  
Davie, Florida 33314

**RE: Citizen Participation Plan for: Bank of America – West Stirling**  
**Project Number: SP6-2-08**

Dear Staff,

Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, we **H & T Consultants Inc.**, advertised and notified all the property owners surrounding the subject property within 1000 feet to invite them to, two (2) Public Participation Meetings, located at **Stirling Road Branch Library, 3151 Stirling Rd., Hollywood FL 33312** on **September 9<sup>th</sup>, 2008** and **September 18<sup>th</sup>, 2008** at **6:30pm to 7:30pm**. The above scheduled meetings were held and, below is a summary of the meetings. **No issues were brought up by the Town of Davie property owners.**

First Meeting

The only owner/resident attending the first meeting held on September 8, 2008 was Mr. Rene Borda (address: 6555 Stirling Rd, Davie, FL). He wanted to know how soon the new bank would be opened. This was his only comment/issue.

The other attendees were Karen Anderson - Architect, Stanley Hill - Civil Engineer, Andrew De Los Santos - Project Manager, Bernard Hampton – Bank of America and John R. Herin, Jr. with Stearns Weaver Miller Weissler Alhadeff and Sitterson, PA - Bank of America's legal representative.

Second Meeting

**No Town of Davie property owner's/residents showed up for this meeting.**

The other attendees were Stanley Hill - Civil Engineer, Andrew De Los Santos - Project Manager Bernard Hampton and Sandra Redecker – Bank of America and John R. Herin, Jr. with Stearns Weaver Miller Weissler Alhadeff and Sitterson, PA - Bank of America's legal representative.

Sincerely,


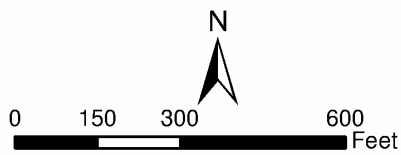
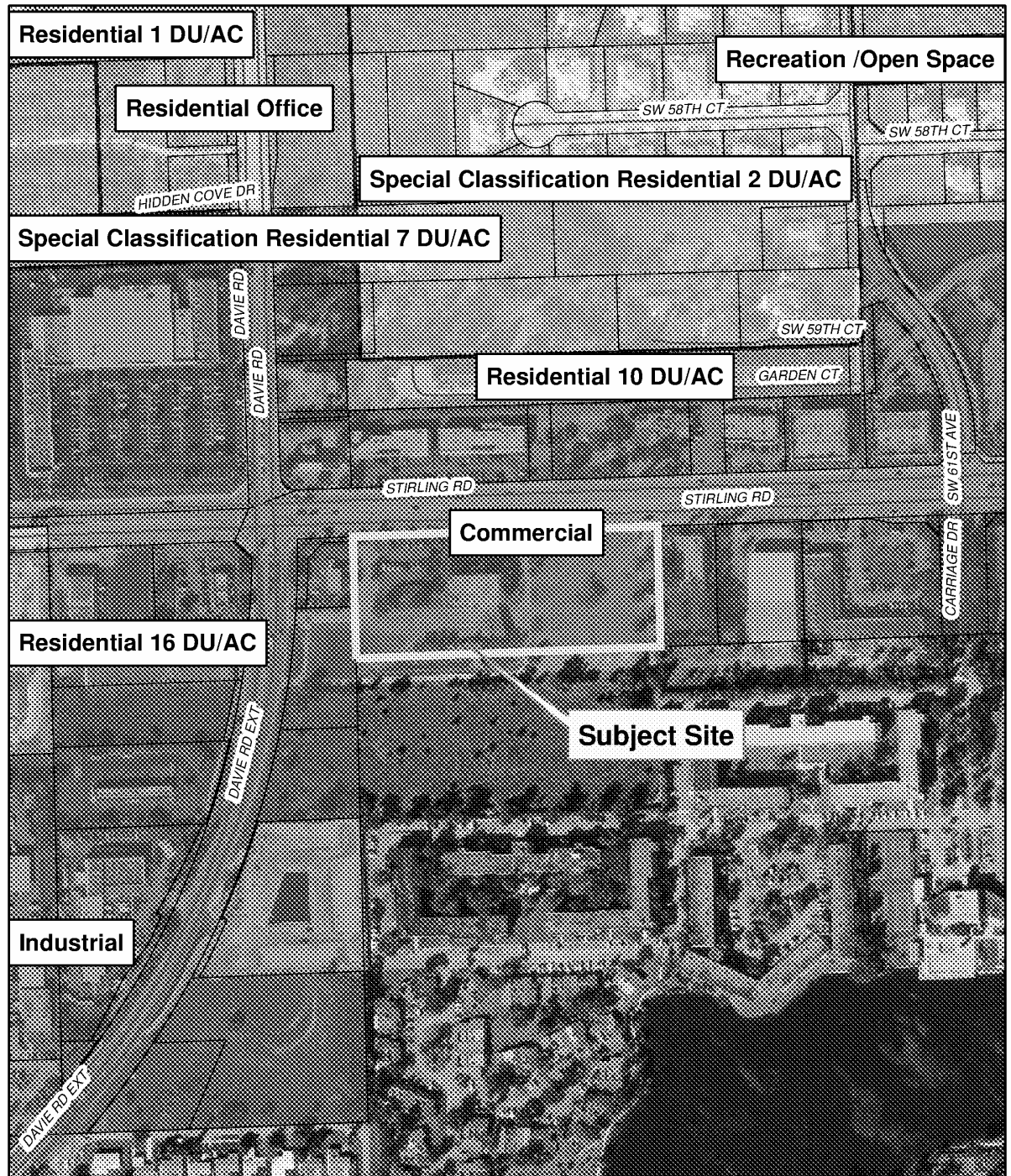
  
Stanley Hill, PE  
H & T Consultants, Inc.

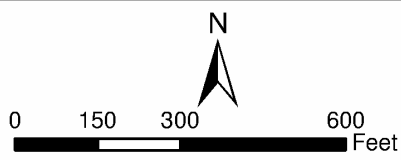
Exhibit 7 (Future Land Use Plan Map)



Site Plan  
SP 6-2-08  
Future Land Use Map

Prepared by: ID  
Date Prepared: 7/28/08

Exhibit 8 (Aerial, Zoning, and Subject Site Map)



Prepared by the Town of Davie GIS Division

Site Plan  
SP 6-2-08

Zoning and Aerial Map

Prepared by: ID  
Date Prepared: 7/28/08